136.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,151,000 / 1,151,000
					USE VALUE:	1,151,000 / 1,151,000
					ASSESSED:	1,151,000 / 1,151,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAILLANCOURT SUSAN
Owner 2:	
Owner 3:	
Street 1:	27 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAILLANCOURT PETER A -
Owner 2:	VAILLANCOURT SUSAN C -
Street 1:	27 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2466 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10310.000	489,700	4,900	656,400	1,151,000
Total Card	0.237	489,700	4,900	656,400	1,151,000
Total Parcel	0.237	489,700	4,900	656,400	1,151,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.75 | /Parcel: 466.75

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87462

GIS Ref

GIS Ref

Insp Date 08/29/17

!10567!

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	489,700	4900	10,310.	656,400	1,151,000		Year end	12/23/2021
2021	101	FV	474,800	4900	10,310.	656,400	1,136,100		Year End Roll	12/10/2020
2020	101	FV	474,800	4900	10,310.	656,400	1,136,100	1,136,100	Year End Roll	12/18/2019
2019	101	FV	366,600	4900	10,310.	692,800	1,064,300	1,064,300	Year End Roll	1/3/2019
2018	101	FV	366,600	4900	10,310.	510,500	882,000	882,000	Year End Roll	12/20/2017
2017	101	FV	366,600	4900	10,310.	488,600	860,100	860,100	Year End Roll	1/3/2017
2016	101	FV	366,600	4900	10,310.	452,200	823,700	823,700	Year End	1/4/2016
2015	101	FV	357,600	4900	10,310.	379,200	741,700	741,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:56:57

LAST REV

Date	Time
12/14/17	15:20:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAILLANCOURT PE	26527-39		9/25/2003	Family		No	No		
	26527-39		7/26/1996		230,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2017	1586	Re-Roof	14,000	C				
5/27/1997	277	Manual	8,200					RESHINGLE SIDING
10/29/1996	567	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Inspected	189	PATRIOT
2/6/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10310		Sq. Ft.	Site		0	90.	0.71	10									656,369						656,400	

Total AC/HA:	0.23669	Total SF/SM:	10310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	656,369	Spl Credit		Total:	656,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08460259
Const Adj.:	0.98990101
Adj $ / SQ:	139.574
Other Features:	102500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665289
Depreciation:	175636
Depreciated Total:	489653

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

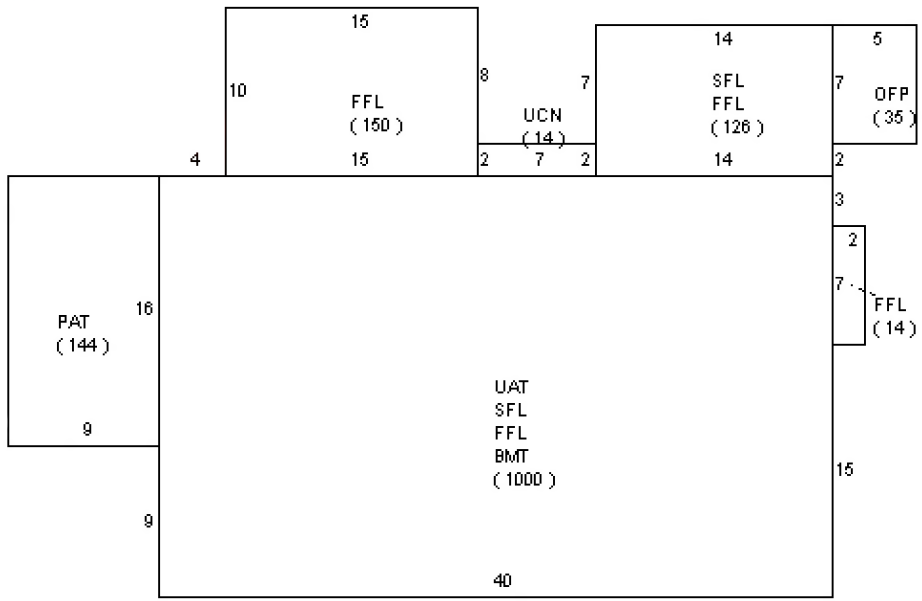
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.63
Special Features:	0	Val/Su Net:	126.90
Final Total:	489700	Val/Su SzAd	202.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	139.570	180,051
SFL	Second Floor	1,126	139.570	157,161
BMT	Basement	1,000	41.870	41,872
UAT	Upper Attic	250	64.200	16,051
PAT	Patio	144	4.810	692
OFP	Open Porch	35	43.560	1,524
UCN	Canopy	14	26.130	366
	Net Sketched Area:	3,859	Total:	397,717
Size Ad	2416	Gross Area	4609	FinArea 2466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

136.0-0003-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X13	A	AV	1930	24.16	T	40	101			4,000			4,000
7	Pool A-C	D	Y	1	18	A	AV	2004	54.86	T	12	101			900			900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc